



GAIL FARBER, Director

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

"To Enrich Lives Through Effective and Caring Service"

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ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

38 September 13, 2016

LORI GLASGOW
EXECUTIVE OFFICER

September 13, 2016

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**FINDINGS AND ORDERS OF THE BUILDING REHABILITATION APPEALS BOARD IN THE
UNINCORPORATED AREAS OF AGUA DULCE, LA CRESCENTA, LANCASTER, LITTLEROCK,
LLANO, PALMDALE, AND SAN GABRIEL
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)**

SUBJECT

This action will adopt the findings and orders of the Building Rehabilitation Appeals Board pursuant to Title 26 of the Los Angeles County Code, Building Code, which provides for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

IT IS RECOMMENDED THAT THE BOARD:

Adopt the findings and orders of the Building Rehabilitation Appeals Board that provide for abatement of public nuisances at the following locations:

16524 Sweetaire Avenue, Palmdale, California 93535
19725 East Avenue G, Lancaster, California 93535
8695 East Avenue S8, Littlerock, California 93543
18039 East Avenue R, Llano, California 93544
8026 Pearblossom Highway, Littlerock, California 93543
40986 177th Street East, Lancaster, California 93535
2918 Santa Carlotta Street, La Crescenta, California 91214
8905 Arcadia Avenue, San Gabriel, California 91775
16233 Valeport Avenue, Lancaster, California 93535
46303 Kings Canyon Road, Lancaster, California 93536

32950 Deerglen Lane, Agua Dulce, California 91390

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to provide for abatement of public nuisances through rehabilitation procedures. Title 26 of the Los Angeles County Code, Building Code, provides for a Building Rehabilitation Appeals Board to hear appeals on matters concerning public nuisances.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provisions of Operational Effectiveness/Fiscal Sustainability (Goal 1) and Integrated Services Delivery (Goal 3) as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance. This action will also maximize opportunities to measurably improve client and community outcomes and leverage resources through the continuous integration of health, community, and public safety services.

FISCAL IMPACT/FINANCING

There will be no increase in net County cost or negative fiscal impact. Costs of the abatement work are billed to the property owner(s). Failure to pay the bill will cause a special assessment to be placed on the tax bill and a Notice of Abatement Lien will be recorded against the property with the office of the County Registrar-Recorder/County Clerk.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Building Code provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99.

Government Code Section 25845 requires that the property owner(s) be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance(s) by the County. However, the Board adopted modified procedures that delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to the Board.

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of the substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

The Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before the Board.

ADDRESS: 16524 Sweetaire Avenue, Palmdale, California 93535

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by September 16, 2016, the property be cleared of all trash, junk, debris, discarded household furniture,

and miscellaneous personal property and maintained cleared thereafter and (b) that by September 16, 2016, the wrecked, dismantled, or inoperable vehicle(s), boats, and trailers and parts thereof be removed and the property be maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building contains fire-damaged floor supports or foundation systems.
3. Portions of the interior and exterior walls are fire damaged and lack a protective coating of paint.
4. Doors and windows are broken.
5. The building contains fire-damaged ceiling and roof supports and/or systems.
6. The nonconforming attached garage is in a state of disrepair, hazardous, and should be demolished.
7. The electrical service system is noncomplying and potentially hazardous.
8. The building contains fire-damaged drains, waste, and vent systems.
9. Attractive nuisances in the form of abandoned or broken equipment, neglected machinery, refrigerators, and freezers.
10. Broken or discarded furniture in yard areas for unreasonable periods.
11. Miscellaneous articles of personal property scattered about the premises.
12. Trash, junk, and debris scattered about the premises.
13. Trailer, camper, boat, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.
14. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 19725 East Avenue G, Lancaster, California 93535

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by September 16, 2016, the property be cleared of all trash, junk, and debris and maintained cleared thereafter and (b) that by September 16, 2016, permits be obtained and the structure be demolished. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building contains defective, deteriorated, inadequate, fire-damaged floor supports, or foundation systems.
3. The building contains fire-damaged ceiling and roof supports.
4. The building contains defective, deteriorated, inadequate, or fire-damaged drains, waste, and vent systems.
5. Broken or discarded furniture and/or household equipment in yard areas for unreasonable periods.
6. Miscellaneous articles of personal property scattered about the premises.
7. Trash, junk, and debris scattered about the premises.
8. Campers and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.

The interior of the building was not readily accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 8695 East Avenue S8, Littlerock, California 93543

Finding and Order: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: that by September 16, 2016, the property be cleared of all trash, junk, debris, including dead trees, all overgrown vegetation, and weeds and maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation, dead trees, and weeds constituting an unsightly appearance.
3. Trash, junk, and debris scattered about the premises.

ADDRESS: 18039 East Avenue R, Llano, California 93544

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by September 16, 2016, the property be cleared of all trash, junk, and debris and maintained cleared thereafter; (b) that by September 16, 2016, permits be obtained and the structure be repaired to code or demolished; (c) that the structure(s) be maintained secured to prevent unauthorized entry;

and (d) that by September 16, 2016, the boat and parts thereof be removed and the property be maintained cleared thereafter. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Door and windows are broken.
3. The electrical system noncomplying.
4. Broken or discarded household furniture and equipment in yard areas for unreasonable periods.
5. Miscellaneous articles of personal property scattered about the premises.
6. Trash, junk, and debris scattered about the premises.
7. Boat stored for unreasonable periods of time in yard areas contiguous to streets or highways.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 8026 Pearblossom Highway, Littlerock, California 93543

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by September 16, 2016, the property be cleared of all trash, junk, debris, discarded household furniture, and all overgrown vegetation and maintained cleared thereafter; (b) that by September 16, 2016, permits be obtained and the structure be repaired to code or demolished; and (c) the structure(s) be maintained secured to prevent unauthorized entry. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building is fire damaged, dilapidated, apparently abandoned, open and accessible to juveniles and transients, and is a health, fire, and safety hazard to the adjacent community. The building or structure must be secured or closed immediately so as to prevent unauthorized persons from gaining access thereto.*
3. Portions of the interior and exterior walls are fire damaged.
4. Doors and windows are broken.

5. The building contains fire-damaged ceiling and roof supports and/or systems.
6. The electrical service and system are fire damaged.
7. Overgrown vegetation, dead trees, and weeds constituting an unsightly appearance.
8. Broken or discarded furniture in yard areas for unreasonable periods.
9. Trash, junk, and debris scattered about the premises.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

*The following option was given to the owner

If, in your opinion, the building or structure is sufficiently secured or closed, or for any other reason you cannot comply with Item Number 2 on this List of Defects, you may request a hearing within 10 days of receipt of this notice. If the required work is not performed within 10 days after service of this notice and if a timely demand for a hearing is not made, the County may perform the work at the expense of the said owner.

ADDRESS: 40986 177th Street East, Lancaster, California 93535

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by September 16, 2016, permits are obtained and the structure be repaired to code or demolished and (b) that the structure(s) be maintained secured to prevent unauthorized entry.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building is fire damaged, dilapidated, apparently abandoned, open and accessible to juveniles and transients, and was a health, fire, and safety hazard to the adjacent community until it was barricaded.
3. Portions of the interior and exterior walls are fire damaged.
4. Doors and windows are broken.
5. The building contains defective, deteriorated, inadequate, and fire-damaged ceiling and roof supports and/or systems.
6. The electrical service is fire damaged and potentially hazardous.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 2918 Santa Carlotta Street, La Crescenta, California 91214

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by September 16, 2016, the property be cleared of all trash, junk, debris, discarded household furniture, and miscellaneous personal property and maintained cleared thereafter and (b) that by September 16, 2016, the wrecked, dismantled, or inoperable vehicle(s) and parts thereof be removed and the property be maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Broken or discarded household furniture and equipment in yard areas for unreasonable periods.
3. Miscellaneous articles of personal property scattered about the premises.
4. Trash, junk, and debris scattered about the premises.
5. Garbage cans and/or packing crates stored in front or side yards and visible from public streets.
6. Wrecked, dismantled, or inoperative vehicles or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 8905 Arcadia Avenue, San Gabriel, California 91775

Finding and Order: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: that by September 16, 2016, the property be cleared of all trash, junk, debris, and miscellaneous personal property and maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Miscellaneous articles of personal property scattered about the premises.
3. Trash, junk, and debris scattered about the premises.
4. Garbage cans and/or packing crates stored in front or side yards and visible from the public street.

ADDRESS: 16233 Valeport Avenue, Lancaster, California 93535

Finding and Order: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: (a) that by September 16, 2016, the property be cleared of all trash, junk, debris, discarded household furniture and equipment, and miscellaneous personal property and maintained cleared thereafter and (b) that

by September 16, 2016, the inoperable vehicle(s) or boat(s) and parts thereof be removed and the property be maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Attractive nuisances dangerous to children in the form of abandoned or broken equipment, neglected machinery, refrigerators, and freezers.
3. Broken or discarded household furniture and/or equipment in yard areas for unreasonable periods.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash, junk, and debris scattered about the premises.
6. Trailers, campers, boats, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.

ADDRESS: 46303 Kings Canyon Road, Lancaster, California 93536

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by September 16, 2016, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter; (b) that by September 16, 2016, permits be obtained and the structure be demolished; (c) that by September 16, 2016, the abandoned, wrecked, dismantled, or inoperable vehicle(s), including trailers, boats, and parts thereof, be removed and the property be maintained cleared thereafter; and (d) that the structure(s) be maintained secured to prevent unauthorized entry. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Portions of the interior and exterior walls are defective, deteriorated, and inadequate.
3. Doors and windows are broken.
4. The electrical service and system are nonconforming, missing, or potentially hazardous.
5. Broken or discarded household furniture and equipment in yard areas for unreasonable periods.
6. Miscellaneous articles of personal property scattered about the premises.

7. Trash, junk, and debris scattered about the premises.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 32950 Deerglen Lane, Agua Dulce, California 91390

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by September 16, 2016, the property be cleared of all trash, junk, debris, discarded household furniture and equipment, miscellaneous personal property, and all overgrown vegetation and maintained cleared thereafter; (b) that by September 16, 2016, permits be obtained and the structure be repair to code; (c) that by September 16, 2016, the wrecked, dismantled, or inoperable vehicle(s) and parts thereof, including trailers and boats, be removed and the property be maintained cleared thereafter; and (d) that the structure(s) be maintained secured to prevent unauthorized entry.

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open and accessible to children, vandalized, and existed as a threat to public safety and welfare until it was barricaded, as requested by the Fire Department.
3. Doors and windows are broken.
4. The electrical system is nonconforming and potentially hazardous.
5. Overgrown vegetation, dead trees, and weeds constituting an unsightly appearance.
6. Broken or discarded household furniture and equipment in yard areas for unreasonable periods.
7. Miscellaneous articles of personal property scattered about the premises.
8. Trash, junk, and debris scattered about the premises.
9. Trailers, campers, boats, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.
10. Abandoned, wrecked, dismantled, or inoperative vehicles or parts thereof stored for unreasonable periods on the premises.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ENVIRONMENTAL DOCUMENTATION

Find that the action set forth in this Board letter is not a project pursuant to the California Environmental Quality Act.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not applicable.

CONCLUSION

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstructs the free use of neighboring properties so as to interfere with the comfortable enjoyment of life and property.

Please return one adopted copy of this letter to the Department of Public Works, Building and Safety Division.

Respectfully submitted,

A handwritten signature in black ink that reads "Gail Farber". The script is cursive and fluid.

GAIL FARBER

Director

GF:DH:nm

c: Chief Executive Office (Rochelle Goff)
County Counsel
Executive Office